

WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF BEXAR §

THAT WATERWOOD DEVELOPMENT COMPANY, a Texas Limited Partnership, hereinafter called Grantor (whether one or more), acting herein by and through its General Partner COUNTRYVIEW DEVELOPERS, INC. thereunto duly authorized, the said COUNTRYVIEW DEVELOPERS, INC. acting herein by and through its officer thereunto duly authorized, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by BEXAR METROPOLITAN WATER DISTRICT, hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

1.840 acre tract of land out of Survey Number 3, Beaty, Seal and Forwood, Abstract Number 107, County Block Number 4126 in Bexar County, Texas. Said 1.840 acre tract of land also being a portion of a 1399.508 acre tract of land described in a deed to Waterwood Development Company recorded in Volume 3899, Page 1269 of the Real Property Records of Bexar County, Texas, being more particularly described by metes and bounds in the Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors, and assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, assigns and successors, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any and all restrictions, easements, setback lines, covenants, conditions, reservations, terms and provisions of record affecting the property herein conveyed.

EXECUTED ON THE FOLLOWING DATE: DECEMBER 12, 1995.

WATERWOOD DEVELOPMENT
COMPANY, a Texas Limited Partnership

By: COUNTRYVIEW DEVELOPERS,
INC., its General Partner

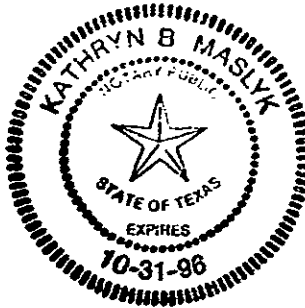
By: 
G.G. GALE, JR., Vice President

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(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 19th day of December, 19 95, by G.G. GALE, JR., Vice President of COUNTRYVIEW DEVELOPERS, INC., General Partner of WATERWOOD DEVELOPMENT COMPANY, a Texas Limited Partnership, on behalf of said Partnership.



Kathryn B. Maslyk
Notary Public, State of Texas

GRANTEE'S MAILING ADDRESS:
AFTER RECORDING RETURN TO
GRANTEE AT:
Bexar Metropolitan Water District
2047 West Malone St.
San Antonio, Texas 78225

PREPARED IN THE OFFICE OF:
WEST & WEST ATTORNEYS, P.C.
8000 Vantage, Bldg. A, Ste. 2000
San Antonio, Texas 78230

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**STATE OF TEXAS §
COUNTY OF BEXAR §**

Field notes to 1.840 acres of land out of Survey Number 3; Beaty, Seal and Forwood; Abstract Number 107; County Block Number 4126 in Bexar County, Texas. Said 1.840 acre tract of land also being a portion of a 1399.508 acre tract of land described in a deed to Waterwood Development Company recorded in Volume 3899, Page 1269 of the Real Property Records of Bexar County, Texas. Said 1.840 acre tract of land being more particularly described by metes and bounds as follows.

Beginning at a one half inch steel pin found for the common southeast corner of this tract of land and being the northeast corner of a 0.3444 acre tract of land described in a deed to Waterwood Utilities, Inc. recorded in Volume 6319, Page 1955 of the real Property Records of Bexar County, Texas and also being on the west line of a 1.317 acre tract of land described in an unrecorded contract for deed from Waterwood Development Company to Ray Faragoza. From said beginning point a one half inch steel pin found for the northwest corner of Lot Number One, Block Number One, Waterwood Subdivision, Unit Number One bears South 00°03'01" West, a distance of 100.00 feet.

Thence with the common south line of this tract of land and with the north line of said Waterwood Utilities, Inc. 0.3444 acre tract of land South 90°00'00" West, a distance of 150.09 feet to a one half inch steel pin found for the common southwest corner of this tract of land and being the northwest corner of said Waterwood Utilities, Inc. 0.3444 acre tract of land.

Thence with the west line of this tract of land the following four calls: North 00°00'00" East, a distance of 151.00 feet to a one half inch steel pin set; South 90°00'00" West, a distance of 30.00 feet to a one half inch steel pin set; North 00°00'00" East, a distance of 60.00 feet to a one half inch steel pin set; North 90°00'00" East, a distance of 30.00 feet to a one half inch steel pin set and North 01°17'09" West, a distance of 244.27 feet to a one half inch steel pin found on the southeast right of way line of Priest Road (86' R.O.W.) for the northwest corner of this tract of land on the southeast line of a 0.317 acre tract of land described in a deed to the County of Bexar recorded in Volume 5268, Page 1048 of the Real Property Records of Bexar County, Texas.

Thence with the common north line of this tract of land and the southeast right of way line of Priest Road (86' R.O.W.) North 52°43'29" East, a distance of 196.14 feet to a one half inch steel pin found for the common northeast corner of this tract of land, the southeast corner of said County of Bexar, 0.317 acre tract of land and being the north corner of a 1.603 acre tract of land described in an unrecorded contract for deed from Waterwood Development Company to Ferdinand Javier.

Thence with the common east line of this tract of land and with the west line of said Ferdinand Javier, 1.581 acre tract of land South 00°03'01" West, passing at a distance of 154.00 feet a one half inch steel pin found for the common west corner of said Ferdinand Javier, 1.581 acre tract of land, being the north corner of a 1.317 acre tract of land described in an unrecorded contract for deed from Waterwood Development Company to Ray Faragoza in all a distance of 574.00 feet to the place of beginning. Bearing basis; record as per Volume 9516, Pages 20-22, a one half inch steel pin found for the northwest corner of Lot Number One, Block Number One to a one half inch steel pin found for the southwest corner of Lot Number One, Block Number One.

I, Michael J. Harris, Registered Professional Land Surveyor hereby certify that these field notes were prepared from an on the ground survey made under my direction and supervision on August 25, 1995. Plat not prepared as of August 25, 1995.

Any provision herein which conflicts with the sale, rental, or use of the described property because of any law is invalid and unenforceable under Federal law.
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

DEC 21 1995



San Riffe
COUNTY CLERK BEXAR COUNTY, TEXAS

Michael J. Harris
Michael J. Harris
Registered Professional Land Surveyor
Registration Number 4381

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Dec 21 1995

Receipt #: 186857
Recording: 5.00
Doc/Hgt: 6.00

Doc/Num: 95- 0190448
Deputy - Jane Hernandez

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